

IN RE: PETITION FOR SPECIAL HEARING
SE/5 Old York Road, 70' N of
the e/1 of Stockton Road
(14925 Old York Road)
10th Election District
3rd Councilmanic District
Herman Ross Zinkhan, Sr.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-52-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owner of the subject property, Herman Ross Zinkhan, Sr. The Petitioner seeks approval of a non-density transfer of 2.00 acres, more or less, zoned R.C.2, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Herman Ross Zinkhan, Sr. and his son and daughter-in-law, Henry Ross and Barbara Jane Zinkhan, Jr. The Petitioners were represented by Christopher Trikeriotis, Esquire. There were no Protestants present.

Testimony indicated that the subject property, known as 14925 Old York Road, consists of 8.927 acres, more or less, zoned R.C. 2, and is improved with a single family dwelling. The senior Mr. Zinkhan is desirous of transferring 2.00 acres of the subject property to his son, who already owns an adjoining 1.00 acre lot. Testimony revealed that Mr. Zinkhan purchased a 10.00 acre parcel in 1964 and in 1967, conveyed 1.07 acres to his son for purposes of constructing a single family dwelling thereon. The Petitioner testified that the proposed transfer is for non-density purposes only and that no improvements are intended.

It should be noted that after the completion of this non-density transfer, Henry Ross Zinkhan, Sr. will retain 6.927 acres, more or less,

which will have two density units associated therewith. One of these units is already utilized by virtue of the existing dwelling on the property. Therefore, only one density unit will remain with Mr. Zinkhan's remaining holdings.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of October, 1993 that the Petition for Special Hearing requesting approval of a non-density transfer of 2.00 acres, more or less, zoned R.C.2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the non-density transfer of 2.00 acres, in accordance with Petitioner's Exhibit 1. Pursuant to Section 502.2 of the R.C.2.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this order and a copy of the recorded deed shall be forwarded to the Zoning Administration Office for inclusion in the case file.

- 2 -

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this order.

Timothy M. Kibicki
TIMOTHY M. KIBICKI
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 10/13/93
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

October 5, 1993

433, 437, 438

Christopher Trikeriotis, Esquire
26 South Charles Street
7th Floor Sun Life Building
Baltimore, Maryland 21201-3217

RE: PETITION FOR SPECIAL HEARING
SE/5 Old York Road, 70' N of the e/1 of Stockton Road
(14925 Old York Road)
10th Election District and Councilmanic District
Herman Ross Zinkhan, Sr., et al. - Petitioners
Case No. 94-52-SPH

Dear Mr. Trikeriotis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party files the decision rendered in the above-captioned matter, the Petition for Special Hearing has been granted in accordance with the attached Order. For further information, or filing an appeal, please contact the Zoning Administration and Development Management Office at 937-1341.

Timothy M. Kibicki
TIMOTHY M. KIBICKI
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael Taylor
9171 Baltimore National Pike, Ellicott City, Md. 21043

People's Counsel

[Signature]

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
for the property located at 14925 OLD YORK ROAD
which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A NON-DENSITY TRANSFER

IN AN R-C-2 ZONE.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner
Type of Petition Name
Signature
Address
City
State
Zip Code
Attorney for Petitioner
Type of Petition Name
Signature
Address
City
State
Zip Code

Legal Owner: Barbara Jane Zinkhan
Herman Ross Zinkhan Jr.
Barbara Jane Zinkhan
Herman Ross Zinkhan Sr.
Herman Ross Zinkhan Jr.
14925 Old York Road 410-492-2715
14925 Old York Road 410-492-9228
Phoenix, Md. 21131
Phoenix, Md. 21131
Michael Taylor
9171 BALDWIN PIKE, ELICOTT CITY, MD 21043
(410) 461-2855

ESTIMATED LENGTH OF HEARING
unavailable for hearing
The following date: Next Two Months
ALL OTHER
REVIEWED BY: R.T. DATE: 8-3-93

ITEM # 52

EXAMPLE 3 - Zoning Description

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

94-52-SPH
ZONING DESCRIPTION FOR ZINKHAN PROPERTY
14925 OLD YORK RD PHOENIX, MD 21131
(address)
Election District 10 Councilmanic District

Beginning at a point on the EAST side of OLD YORK ROAD
(north, south, east or west)
which is (UNKNOWN) 40'
(number of feet of right-of-way width)
wide at a distance of 70' NORTH of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street STOCKTON ROAD
(name of street)

which is (UNKNOWN) 50' wide. *Being Lot # N/A.
(number of feet of right-of-way width)
Block N/A Section N/A in the subdivision of
N/A as recorded in Baltimore County Plat
(name of subdivision)
Book # 4251 Folio # 592 containing
435,600 SF = 10.00 Ac ± N. 17° 21' E. 84.75 ft. 271° 06' 04" W. 646 ft.
(square feet and acres)
N. 20° 50' 20" E. 608.00 ft. S. 00° 41' E. 150.00 ft. N. 81° 17' E. 223.22 ft.
S. 17° 21' E. 1250.00 ft. N. 81° 00' W. 274.2 ft. N. 40° 50' 20" W. 117.11 ft.
N. 11° 16' W. 149.00 ft. TO THE PLACE OF BEGINNING.
if your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

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ITEM # 52

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10th Date of Posting 8/28/93
Posted for: Barbara Jane Zinkhan
Petitioner: Herman Ross Zinkhan Jr. et al.
Location of property: SE/5 Old York Road, 70' N of the e/1 of Stockton Rd.
Location of Sign: Post at point of beginning, leading to property
Remarks: Nothing
Posted by: Michael Taylor Date of return: 8/28/93
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 113 of the County Office Building, 111 W. Chesapeake Avenue, at Room 113, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case #94-52-SPH (Item 52)
14925 Old York Road
SE/5 Old York Road, 70' N of the e/1 of Stockton Road
10th Election District
3rd Councilmanic District
Petitioner(s):
Herman Ross Zinkhan, Jr.
Barbara Jane Zinkhan and
Herman Ross Zinkhan, Sr.
September 5, 1993 at 2:00 pm in the 10th County Office Building.
Special Hearing to approve a non-density transfer.
LAWRENCE E. SCHMIDT
Zoning Commissioner
Baltimore County
NOTE: (Hearings are held on Wednesdays, or Tuesdays if necessary. Please call 937-1341 for information concerning the Special Hearing. Please call 937-1341 for information concerning the Special Hearing. Please call 937-1341 for information concerning the Special Hearing.)

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 19 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 19 1993

THE JEFFERSONIAN,
LEGAL AD. - TOWSON
1/20/94

receipt

Date 8/3/93
Barbara & Herman Zinkhan
14925 Old York Rd.
Phoenix, Md. 21131
131 - Special Hearing - \$ 50.00
131 - SIGN - \$ 35.00
TOTAL - \$ 85.00
Account # 0016190
Number # 52
R.T.
Please Make Checks Payable To: Baltimore County
03A038037PH1C4K6
BA 0010455ANR 03-93
685.00
Cashier Validation

TO: TOWSON PUBLISHING COMPANY
August 19, 1993 Issue - Jeffersonian

Please forward billing to:

Herman Ross Zinkhan, Sr.
14927 Old York Road
Phoenix, Maryland 21131
410-472-2715

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-52-SPH (Item 52)

14925 Old York Road
SE/8 Old York Road, 70' +/- N of c/l Stockton Road
10th Election District - 3rd Councilmanic
Petitioner(s): Herman Ross Zinkhan, Jr., Barbara Jane Zinkhan and Herman Ross Zinkhan, Sr.
HEARING: THURSDAY, SEPTEMBER 9, 1993 at 2:00 p.m. in Rm. 106, County Office Building.

Special Hearing to approve a non-density transfer.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 11, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-52-SPH (Item 52)

14925 Old York Road
SE/8 Old York Road, 70' +/- N of c/l Stockton Road
10th Election District - 3rd Councilmanic
Petitioner(s): Herman Ross Zinkhan, Jr., Barbara Jane Zinkhan and Herman Ross Zinkhan, Sr.
HEARING: THURSDAY, SEPTEMBER 9, 1993 at 2:00 p.m. in Rm. 106, County Office Building.

Special Hearing to approve a non-density transfer.

Arnold Jablon
Arnold Jablon
Director

cc: Herman, Sr., Herman, Jr. and Barbara Zinkhan
Michael Taylor

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 25, 1993

Mr. and Mrs. Herman R. Zinkhan, Jr., et al
14927 Old York Road
Phoenix, Maryland 21131

RE: Case No. 94-52-SPH, Item No. 52
Petitioner: Herman Ross Zinkhan, Jr., et al
Petition for Special Hearing

Dear Mr. and Mrs. Zinkhan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 3, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lightner
Secretary
Hal Kuyatt
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-52-SPH

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro 255-0451 D.C. Metro 1-800-492-5552 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 13, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 42 and 52.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Lewis*

PK/JL:lw

ZAC 42/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

August 27, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #52 - Zinkhan Property
14925 Old York Road
Zoning Advisory Committee Meeting of August 16, 1993

It is recommended that any underground fuel storage tanks be removed or tested for tightness.

JLP:sp

ZINKHAN/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: August 12, 1993

FROM: Jerry L. Pfeifer, Captain
Investigative Services

SUBJECT: August 23, 1993 Meeting

#46 - Proposed building shall comply with the 1991 Life Safety Code.

#50 - Proposed buildings shall comply with the 1991 Life Safety Code.

#51 - No comments.

#52 - No comments.

#53 - No comments.

#54 - No comments.

#55 - No comments.

#56 - No comments.

#57 - No comments.

#59 - No comments.

#60 - Building shall comply with the 1991 Life Safety Code.

#61 - Proposed addition shall comply with the 1991 Life Safety Code.

#63 - No comments.

JLP/dsl

cc: file

RECEIVED
AUG 18 1993
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 18, 1993

Mr. Michael Taylor
Fisher, Collins & Carter, Inc.
9171 Baltimore National Pike - Suite 100
Ellicott City, MD 21042

Subject: Limited Exemption Approval - Zinkhan Property
E/s Old York Rd. opposite Stockton Rd - 8C3
DRC No. 6143C

Dear Mr. Taylor:

On June 14, 1993, the Development Review Committee reviewed the plan submitted on the above referenced project and determined it to be a Limited Exemption under Section 26-111(a) of the Baltimore County Development Regulations. This exempts your development from Division 2 of these regulations; however, compliance with Divisions 3, 4 and 5 is still required, as is compliance with all applicable zoning regulations; i.e., a special hearing before the Zoning Commission for a non-density transfer, is required.

The \$40.00 fee receipt is enclosed.

Accordingly, you may apply for a building permit with the Department of Permits and Licenses, in the County Office Building, Room 106, 111 West Chesapeake Avenue, Towson, MD. A copy of this Limited Exemption Approval letter should be presented when making application.

If you have any questions, please feel free to call me at 410-887-3353.

Respectfully yours,
Donald T. Rawice
Donald T. Rawice, Manager
Development Management

DTR:KAK:ggl
Enc:
c: Herman Zinkhan, c/o Fisher, Collins & Carter, Inc.
OP2 - Att: Carolyn Beatty - M.S. 1402
ZINKHAN/TXTXGL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 13, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 42 and 52.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: David L. Lerner

PK/JL:lw

ZAC. 42/PZONE/ZAC1

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE/S Old York Rd., 70' N of
C/L Stockton Rd. (14925 Old York
Rd.), 10th Election District,
3rd Councilmanic District : Case No. 94-52-SPH
HERMAN ROSS ZINKHAN, JR.,
BARBARA JANE ZINKHAN & HERMAN
ROSS ZINKHAN, SR., Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
600 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 20th day of August, 1993,
a copy of the foregoing Entry of Appearance was mailed to Herman Ross Zinkhan, Jr., and Barbara Jane Zinkhan, 14927 Old York Rd., Phoenix, MD 21131; and Herman R. Zinkhan, Sr., 14925 Old York Rd., Phoenix, MD 21131, Petitioners; and Michael Taylor, 9171 Baltimore National Pike, Ellicott City, MD 21042, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

AUG 28 1993

ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Bill Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 52

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HERMAN ROSS ZINKHAN SR.

ADDRESS: 14927 OLD YORK ROAD

PHOENIX, MD 21131

PHONE NUMBER: (410) 472-2715

Adj:ggg

(Revised 04/09/93)

IN RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SE/S Old York Road, 70' N of
the c/o of Stockton Road : DEPUTY ZONING COMMISSIONER
(14925 Old York Road) : OF BALTIMORE COUNTY
10th Election District : Case No.: 94-52-SPH
3rd Councilmanic District
Herman Ross Zinkhan, Sr.
Petitioner

ORDER

Upon consideration of Petitioner's Motion for Extension and any response filed in opposition thereto, it is this 16th day of November, 1993 by the Baltimore County Government Zoning Commissioner Office of Planning and Zoning

ORDERED that Petitioners' Motion for Extension is hereby granted; and be it

FURTHER ORDERED that Petitioners shall have until December 5, 1993 in which to have the deed filed with the Land Records for Baltimore County.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

c:\wp50\zinkhan\motion.028.9
5296

IN RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SE/S Old York Road, 70' N of
the c/o of Stockton Road : DEPUTY ZONING COMMISSIONER
(14925 Old York Road) : OF BALTIMORE COUNTY
10th Election District : Case No.: 94-52-SPH
3rd Councilmanic District
Herman Ross Zinkhan, Sr.
Petitioner

ORDER

Upon consideration of Petitioner's Motion for Extension and any response filed in opposition thereto, it is this 16th day of December, 1993 by the Baltimore County Government Zoning Commissioner Office of Planning and Zoning

ORDERED that Petitioners' Motion for Extension is hereby granted; and be it

FURTHER ORDERED that Petitioners shall have until January 5, 1994 in which to have the deed filed with the Land Records for Baltimore County.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

c:\wp50\zinkhan\motion.028.9
5296

ORDER RECEIVED FOR FILING

Date: 10/14/93
By: [Signature]

IN RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SE/S Old York Road, 70' N of
the c/o of Stockton Road : DEPUTY ZONING COMMISSIONER
(14925 Old York Road) : OF BALTIMORE COUNTY
10th Election District : Case No.: 94-52-SPH
3rd Councilmanic District
Herman Ross Zinkhan, Sr.
Petitioner

MOTION FOR EXTENSION

Petitioners, Herman Ross Zinkhan, Sr., Herman Ross Zinkhan, Jr. and Barbara Jane Zinkhan by their undersigned attorney's, move for an order of extension and in support thereof states as follows:

1. After a hearing held relative to a petition filed by Petitioners for an approval of a non-density transfer of approximately two acres, Timothy Kotroco, Deputy Zoning Commissioner for Baltimore County entered an Order ("Order") on October 5, 1993, a copy of which is attached hereto as Exhibit A and adopted by reference herein, whereby the non-density transfer being requested was approved with the condition that a deed be filed in the Land Records for Baltimore County within 60 days of the date of the Order.

2. During the hearing of this matter, the Petitioners explained to the Zoning Commissioner that prior to incurring the expense of having the proposed two acres surveyed, the Petitioners determined that it would be in their best interest to wait until the proposed non-density transfer was granted.

3. Furthermore, due the fact of the 30 day Appellate process, during which time the granting of the Petition may be reversed, it

RECEIVED
NOV 16 1993
ZONING COMMISSIONER

would be unwise for Petitioner to incur the expense of survey until the Order becomes final.

4. Petitioners request that a 60 day extension be granted in which Petitioner must file a deed, in order that the surveyor may perform the survey and provide Petitioners with a metes and bounds description which will ultimately be included in a deed transferring the proposed two acres from Herman Ross Zinkhan, Sr. to Herman Ross and Barbara Jane Zinkhan, Jr.

WHEREFORE, Petitioners pray that an extension be granted to them whereby an additional 60 days will be afforded for the filing of the Deed with the Baltimore County Land Records, in the form attached.

DAVID AODMAN COHAN & ASSOCIATES, P.C.

Christopher Trikeriotis
20 S. Charles Street
7th Floor, Sun Life Building
Baltimore, Maryland 21201
(410) 332-1400

Attorneys for Petitioners

c:\wp50\zinkhan\motion.028.9
5296

FISHER, COLLINS & CARTER, INC.
9171 Baltimore National Pike Suite 100
ELLCOTT CITY, MD 21042

(410) 461-2855

TO: ZADM ROOM 123
PHOTO. CO. OFFICE BLDG

LETTER OF TRANSMITTAL

8/13/93
30461
JOHN SUMNER
ZINKHAN PROPERTY
PETITION FOR SPECIAL HEARING

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via the following items:
☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order

COPIES	DATE	NO.	DESCRIPTION
12			COPIES OF PLAT
1			COPY OF ZONING MAP
3			COPY OF HEARING CHECKLIST
1			COPY OF PROPERTY DESCRIPTION
3			COPY OF PREVIOUSLY APPROVED LIMITED EXEMPTION
3			SECTION 22-171(2) LETTER
1			COPIES OF PETITION FOR SPECIAL HEARING w/ 12/15/93
1			\$ 2500000 FILING FEE CHECK NO. 12427 & SIGNATURE
1			COLOR COPIES OF DEEDS w/ DEEDS

THESE ARE TRANSMITTED as checked below:
☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: ENCLOSED IS A PETITION FOR SPECIAL HEARING FOR
THE ABOVE MENTIONED PROPERTY ALSO DISCUSSED IN PHONE
CONVERSATION. SHOULD YOU HAVE ANY QUESTIONS OR NEED
ADDITIONAL INFORMATION PLEASE CALL.

COPY TO:

SIGNED

Michael Taylor

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Herman Ross Zinkhan, Sr.
Case No.: 94-52-SPH

Dear Mr. Kotroco:

Enclosed please find the Order we discussed which reflects accurately the date for filing the Deed in this matter. Also enclosed is a courtesy copy of the Motion filed in this matter.

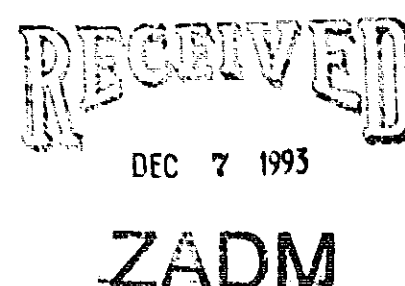
If you have any questions or comments, please do not hesitate to contact me.

Thank you for your assistance.

Very truly yours,

Christopher Trikeriotis

CT/hrh
Enclosures
C:\WFO\Zinkhan\kotroco.doc:9
5286



In the year one thousand nine hundred and eighty-one, by and between
CARL W. MILLER and FAYE H. MILLER, his wife, of Baltimore County

of the first part,
LLOYD K. WESTLEY and MARGARET V. WESTLEY, his wife, of Baltimore County,
of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said CARL W. MILLER and FAYE H. MILLER, his wife,

do hereby grant and convey unto the said LLOYD K. WESTLEY and MARGARET V. WESTLEY, his wife, as tenants by the entirety, their assigns, the survivor of them, the survivor's

heirs and assigns,

In fee simple, all that lot(s) of ground, situate, lying and being in
Tenth Election District of Baltimore County,

State of Maryland, and described as follows, that is to say:-

Beginning for the same at a pipe heretofore set at the beginning of the fifth or south 17 degrees 29 minutes east 1250 foot line of a parcel of land which by a deed dated November 30, 1959 and recorded among the Land Records of Baltimore County in Liber W.R. No. 3641 folio 546 was conveyed by Norma B. Nelson, widow, to Carl W. Miller and wife and running thence with and binding on said fifth line and on a part of the sixth line of said parcel of land the two following courses and distances viz: south 17 degrees 29 minutes east 1350 feet to a pipe heretofore set at the end of said fifth line and North 69 degrees 52 minutes east, binding on a parcel of land conveyed by J. Henry Miller and wife to Lloyd K. Westley and wife and recorded simultaneously herewith, 500.54 feet thence leaving said outlines and running for a line of division North 17 degrees 29 minutes west 1150.50 feet to intersect the fourth line of the first herein mentioned parcel of land and thence running with and binding on a part of said fourth line, South 81 degrees 12 minutes west 905.80 feet to the place of beginning. Containing 13.777 acres of land more or less.

BEING a part of a parcel of land which by a Deed dated November 30, 1959 and recorded among the Land Records of Baltimore County in Liber W.R. No. 3641, folio 546 was conveyed by Norma B. Nelson, widow, to Carl W. Miller and Faye H. Miller, his wife, grantors herein, in fee simple.

(Continued) LIBER 5212 PAGE 200
19628 MC

Zoning Commissioner
for Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Herman Ross Zinkhan, Sr.
Case No.: 94-52-SPH

Gentlemen:

Enclosed please find a copy of the Deed evidencing the transfer pursuant to the Order issued in the above-captioned case, which Deed was received today from the Land Records of Baltimore County.

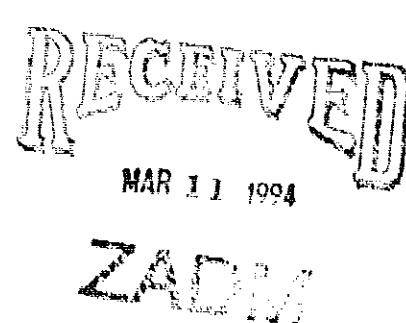
With receipt of this Deed, the above-captioned case should be concluded. If you have any questions or comments, please do not hesitate to contact me.

Thank you for your assistance.

Very truly yours,

Christopher Trikeriotis

CT/hrh
Enclosures
C:\WFO\Zinkhan\commission.doc:9
5286



In the year one thousand nine hundred and sixty-six, by and between
GRACE SLADE GUTHRIE and FLORENCE WILEY GUTHRIE, unmarried
of the first part, and
TIDEWATER EQUIPMENT CO., INC., a body corporate of the State of Maryland
of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,
the said Grace Slade Guthrie and Florence Wiley Guthrie

do hereby grant and convey unto the said

Tidewater Equipment Co., Inc., its successors

heirs and assigns,

In fee simple, all that lot(s) of ground, situate, lying and being in
Baltimore County,

State of Maryland, and described as follows, that is to say:-

Beginning for the same at a point at the beginning of land which by deed dated May 14, 1945 and recorded among the land records of Baltimore County in Liber A.W. 373, folio 376 was conveyed by Henry Carroll to Levi Slade and point being also at the end of the 3rd. or South 0 degrees 44 minutes 30 seconds East 70.12 feet line of land which by deed dated November 30, 1959 and recorded among the land records of Baltimore County in Liber W.R. 3884, folio 346 was conveyed by Norma B. Nelson (widow) to Carl W. Miller and wife running thence and binding reversely on the 3rd. line in last deed and continuing on the 7th. or South 0 degrees 51 1/2 minutes West 423.20 foot line of land which by deed dated August 24, 1961 and recorded among the land records of Baltimore County in Liber W.R. 3884, folio 89 was conveyed by George H. Parker and wife to James W. Ives and wife and binding on the 1st line in aforesaid deed Carroll to Slade and on the last of North 54 1/2 degrees 32 minutes 30 seconds East 432.20 feet the 6th and part of the 5th lines in aforesaid deed Parker to Ives the 2 following courses and distances as now surveyed: 1) North 60 degrees 23 minutes 40 seconds West 928.77 feet to a stake and 2) North 16 degrees 40 minutes 20 seconds East 284.00 feet running thence and binding on part of the 4th line in aforesaid deed Carroll to Slade and on the last of North 54 1/2 degrees West 28 perch line of land which folio 345 was conveyed by Eugene T. Stewart and wife to Emmett G. Schaller and wife as now surveyed North 27 degrees 24 minutes 50 seconds West 466.17 feet to a white oak and to the beginning of the second parcel of land which by deed dated October 2, 1935 was conveyed by H. Guy Nelson and wife to Albert S. Bumgarner and wife running thence and binding on part of the 4th line in aforesaid deed Carroll to Slade and reversely on part of the last of South 34 1/2 degrees East 62 3/4 foot perch line of

U.S. 776
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DEED

THIS DEED, Made this 3rd day of December, 1993, by and between
HERMAN ROSS ZINKHAN, Sr., party of the first part, and HERMAN ROSS ZINKHAN, JR. and BARBARA ZINKHAN, his wife, party of the second part.

WHEREAS, Herman Ross Zinkhan, Sr. and Agnes Ann Zinkhan, his wife, were the owners, as tenants by the entirety, of that property known as 14925 Old York Road, Phoenix, Maryland 21131 containing 10 acres, more or less, all as more particularly described in the Baltimore County Land Records in Liber 4291 Folio 595.

WHEREAS, Herman Ross Zinkhan, Sr. and Agnes Ann Zinkhan, his wife, granted and conveyed to Herman Ross Zinkhan, Jr. and Barbara Zinkhan, his wife, all that property known as 14927 Old York Road, Phoenix, Maryland 21131 containing 1.073 acres of land, more or less, all as more particularly described in the Baltimore County Land Records in Liber 4747 at Folio 428, retaining 8.927 acres, more or less.

WHEREAS, on November 3, 1990, Agnes Ann Zinkhan expired and Herman Ross Zinkhan, Sr., became the sole owner of the property above described.

WITNESSETH, That in consideration of the sum of One Dollar (\$1.00) Herman Ross Zinkhan, Sr., does hereby grant and convey to Herman Ross Zinkhan, Jr. and Barbara Zinkhan, his wife, their personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland, and described on the property description attached hereto and adopted by reference as Exhibit A.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, their personal representatives, heirs and assigns, in fee simple.

By Order of the Zoning Commissioner of Baltimore County pursuant to a Petition for a Special Hearing in Case number 94-52-SPH, the conveyance of the two acres shall be limited to a non-density transfer and shall be combined with the existing 1.073 acres known as 14927 Old York Road, Phoenix, Maryland 21131 to create one 1.073 acre tract of land.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

JZ 122393
JZ 122393

Platted
THIS DEED, Made this 30th day of April, 1967, by and between
ZINKHAN and AGNES ANN ZINKHAN, his wife, of Baltimore County, State of Maryland,
of the first part, and HERMAN ROSS ZINKHAN, JR. and BARBARA JANE ZINKHAN, his wife, of the County and State aforesaid, of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said HERMAN ZINKHAN and AGNES ANN ZINKHAN, his wife, do hereby grant and convey unto the said HERMAN ROSS ZINKHAN, JR. and BARBARA JANE ZINKHAN, his wife, as tenants by the entirety, their assigns, the survivor of them, the heirs and assigns of the survivor, in fee simple, all that lot or parcel of ground, situate, lying and being in the Tenth District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at the beginning of the last line of a parcel of land which by a Deed dated April 24, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.O. No. 4291 folio 595, was conveyed by Norma B. Nelson, widow, to Herman Zinkhan and wife, and thence running with and binding on a part of said last line South 17 degrees 29 minutes East 151.79 feet, thence leaving said outline and running for lines of division the two following courses and distances viz: South 81 degrees 19 minutes West 323.22 feet and North 81 degrees 41 minutes West 150 feet to intersect the sixth line of the aforesaid parcel of land and thence running with and binding on a part of said sixth line North 81 degrees 19 minutes East 300 feet to the place of beginning. Containing 1.073 acres of land, more or less, as surveyed April 24, 1967, by Dollenberg Brothers, Registered Land Surveyors.

BEING a part of the land, which by a Deed dated April 24, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.O. No. 4291 folio 595, was granted and conveyed by Norma B. Nelson, widow, to Herman Zinkhan and Agnes Ann Zinkhan, his wife.

SUBJECT to a portion of and together with the right and use thereof in common with others entitled thereto of a right-of-way 24.75 feet in width as set forth in the aforesaid Deed from Norma B. Nelson, widow, to Herman Zinkhan and Agnes Ann Zinkhan, his wife, which leads in a westerly direction from the herein described parcel of land to the Old York Road.

AND SUBJECT ALSO to a private right-of-way herein created for the use of the Grantors, their heirs and assigns, and for the use in common with the Grantees, said right-of-way being twenty feet wide, and beginning at the intersection of the North 81 degrees 19 minutes East 300 foot line and the South 17 degrees 29 minutes East 151.79 foot line in the description aforesaid, and running thence southerly on said South 17 degrees 29 minutes East 151.79 foot line a width of twenty feet until it intersects the South 81 degrees 19 minutes West 323.22 foot line in the aforesaid description.

TOGETHER with the buildings and improvements thereupon erected, made

This Deed, Made this 20th day of August
In the year one thousand nine hundred and eighty-one, by and between
J. HENRY MILLER and ANNA M. MILLER, his wife, of Baltimore County,

State of Maryland, of the first part, and
LLOYD K. WESTLEY and MARGARET V. WESTLEY, his wife, of Baltimore County,
State of Maryland, of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged

the said J. HENRY MILLER and ANNA M. MILLER, his wife

do hereby grant and convey unto the said LLOYD K. WESTLEY and MARGARET V. WESTLEY, his wife, as tenants by the entirety, their assigns, the survivor of them, the survivor's

heirs and assigns,

In fee simple, all that lot(s) of ground, situate, lying and being in
the Tenth Election District of Baltimore County,

State of Maryland, and described as follows, that is to say:-

Beginning for the same at a pipe set at the beginning of the second line of a parcel of land which by a deed dated June 9, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2305, folio 533 was conveyed by Howard Guy Nelson and wife et al. to J. Henry Miller and wife and running thence with and binding on said second line and on the third line and on a part of the fourth line of said parcel of land, the three following courses and distances viz: North 30 degrees 20 minutes West 264 feet to a pipe heretofore set, North 31 degrees 50 minutes West 210.08 feet to a pipe heretofore set and North 69 degrees 52 minutes East, binding on a parcel of land conveyed by Carl W. Miller and wife to Lloyd K. Westley and wife and recorded simultaneously herewith, 500.54 feet and thence leaving said outlines and running for lines of division the two following courses and distances viz: South 17 degrees 29 minutes East 374.71 feet and South 56 degrees 49 minutes 30 seconds West 601.29 feet to the place of beginning. Containing 4.332 acres of land more or less.

BEING a part of a parcel of land which by a Deed dated June 9, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2305, folio 533 was conveyed by Howard Guy Nelson and wife, et al. to J. Henry Miller and Anna M. Miller, his wife, grantors herein, in fee simple.

2403 8 24 6173 MC

F-2-U
THE TITLE GUARANTEE COMPANY
(Individual Form)

App. II- 47674

This Deed, Made this 1st day of April, in the year one thousand nine hundred and sixty-four, by and between NORMA B. NELSON, widow, of Baltimore County, State of Maryland, of the first part, Grantor, and HERMAN ZINKHAN and AGNES ANN ZINKHAN, his wife, of the same place, of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that

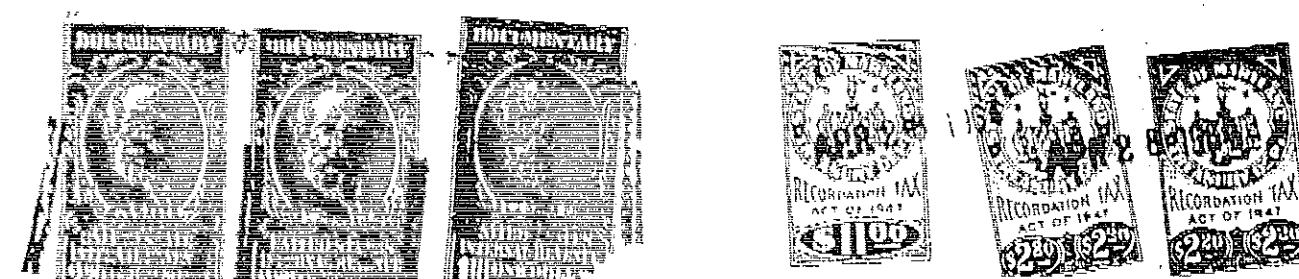
lot(s) of ground

situate in the Tenth Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

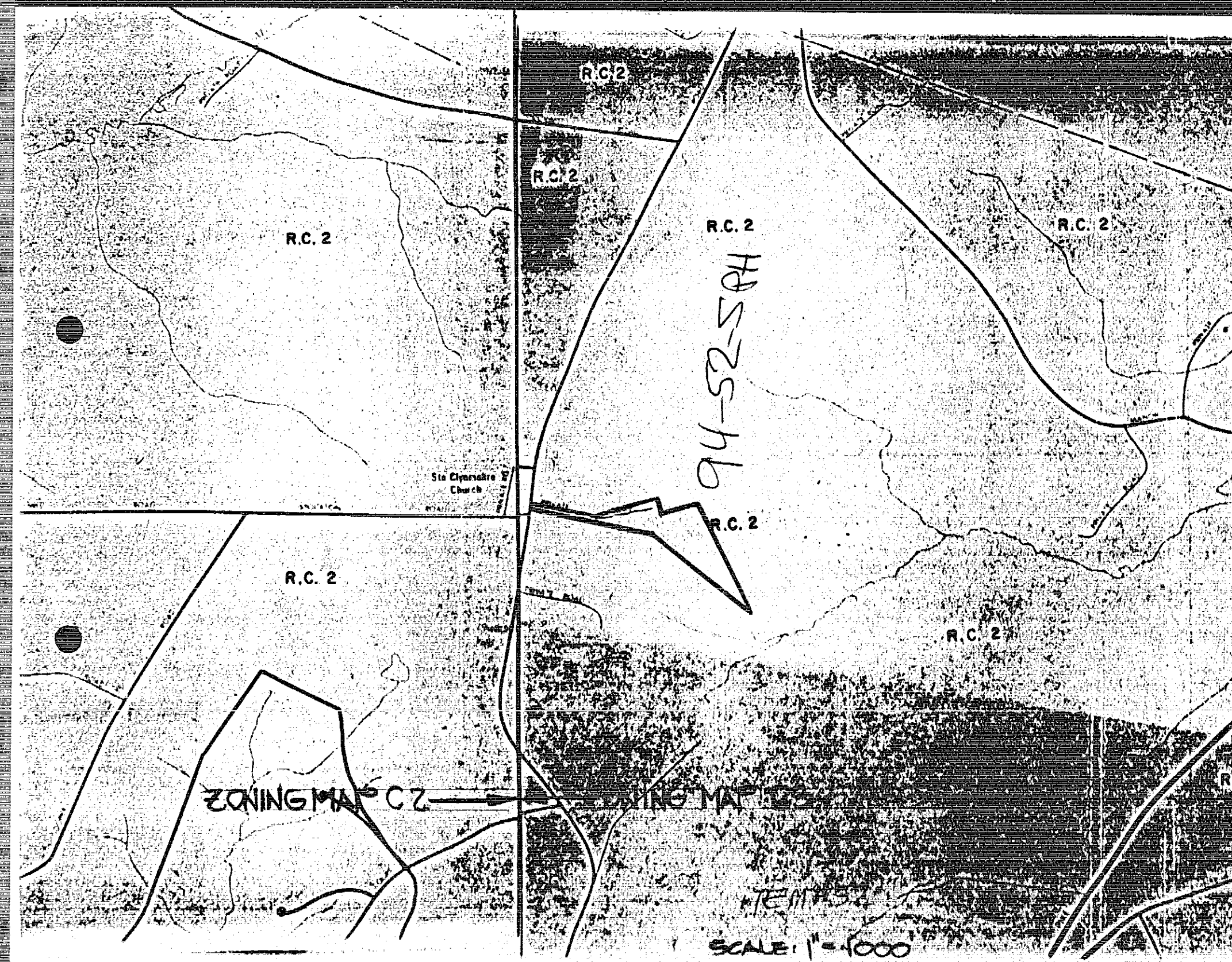
BEGINNING for the same at a pipe heretofore set in the seventh or north 36-1/2 degrees west 15 perches line of a parcel of land secondly described in a deed dated November 12, 1943 and recorded among the Land Records of Baltimore County in Liber R.L.B. No. 1317 folio 5, which was conveyed by William A. Sullivan to Howard Guy Nelson and wife, said pipe being distant north 31 degrees 50 minutes west 210.08 feet, measured along said seventh line from the beginning thereof, said place of beginning also being at the end of the third line of a parcel of land which by a deed dated June 9, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2305 folio 533 was conveyed by Howard Guy Nelson, et al, to J. Henry Miller and wife, and running thence with and binding on the outlines of said secondly described parcel of land in the deed from Sullivan to Nelson, as the courses are referred to the magnetic meridian of 1943, the six following courses and distances, viz: north 31 degrees 50 minutes west 37.42 feet, north 17 degrees 05 minutes west 1117.11 feet to a stone, north 71 degrees 16 minutes west 1169 feet to a point on the east side of the old York Road, north 17 degrees 27 minutes east binding on the east side of said road, 24.75 feet, south 71 degrees 16 minutes east 614.61 feet and north 81 degrees 19 minutes east 902 feet and thence leaving said outline and running for a line of division south 17 degrees 29 minutes east 1250 feet to the place of beginning. Containing 10.00 acres of land more or less.

SUBJECT to and together with the right to use the right of way 24.75 feet wide as set forth in the deed hereinafter mentioned.

BEING the same parcel of land which by Deed dated October 6, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3764 folio 293, was granted and conveyed by Howard Guy Nelson, Jr., unmarried, to Norma B. Nelson, in fee simple.



ITEM #52



THIS DEED, Made this 31st day of January, 1989, by and between DORIS M. BURKHEIMER and JOYCE WARD (formerly known as JOYCE MERCALDO), Trustees pursuant to the Last Will and Testament of Harry L. Burkheimer, of Baltimore County, Maryland, parties of the first part; and DANIEL R. LONG, III, of Baltimore County, Maryland, party of the second part.

WITNESSETH that in consideration of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$550,000.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part, pursuant to the power and authority vested in them as Trustees aforesaid, do grant and convey unto the said party of the second part, his personal representatives and assigns, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

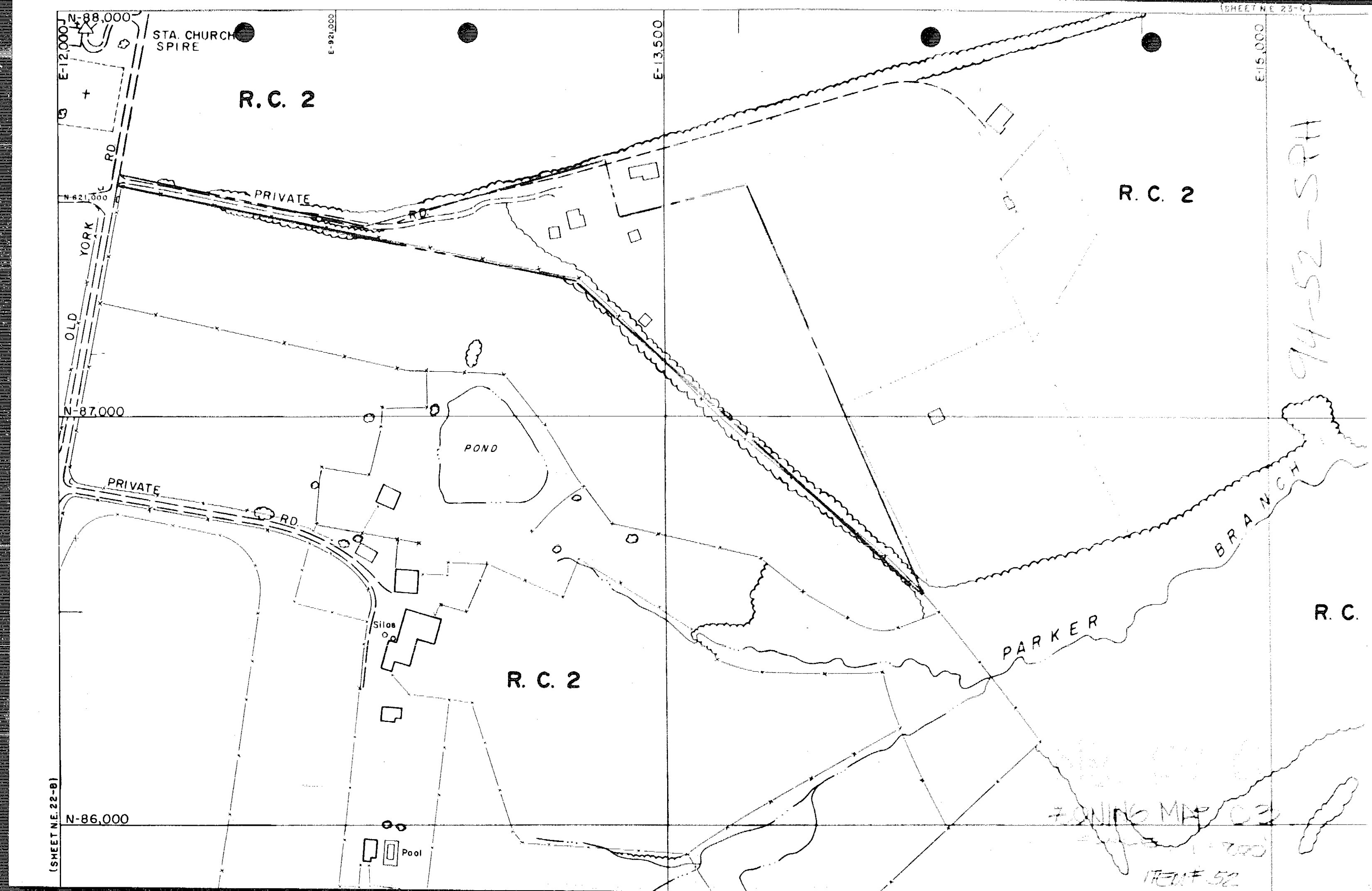
BEGINNING for the same at a stone heretofore set at the beginning of the second line of the second parcel of land which by Deed dated January 12, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1923, folio 263, was conveyed by John H. Hessey and wife to Robert B. Brown, Jr., unmarried, and running thence and binding on the second line of said second parcel of land, as now surveyed, North 70 degrees 07 minutes 20 seconds West 1143.45 feet to the East side of Old York Road, thence still with the outlines of said land the four following courses and distances, South 18 degrees 22 minutes 40 seconds West 1584.00 feet to a point in Old York Road, thence continuing by a line partly in Old York Road as the same is now used and partly in Old York Road now abandoned, South 11 degrees 35 minutes 40 seconds West 736.91 feet to a point in the center line of Old York Road now abandoned, thence in Old York Road now abandoned, South 39 degrees 17 minutes 50 seconds East 394.70 feet, thence still continuing in Old York Road as now abandoned, South 63 degrees 40 minutes 40 seconds East 825.00 feet to the northeast side of Old York Road now abandoned and to the beginning of the North 48 degrees East 128 perches line of the land herein referred to, thence binding on the line, as now surveyed, North 54 degrees 16 minutes 20 seconds East 2112.00 feet to the end of said line, thence binding on the land which by Deed dated June 5, 1940, and recorded among the aforesaid Land Records in Liber C.W.B. No. 1008, folio 564, was conveyed by Howard Guy Nelson to Mary E. Bosley, and the land which by Deed dated November 12, 1943, and recorded among the aforesaid Land Records in Liber R.J.S. No. 1317, folio 4, was conveyed by William A. Sullivan to Howard Guy Nelson, Jr., the two following courses and distances, North 30 degrees 03 minutes 50 seconds West 497.33 feet, and North 40 degrees 56 minutes 20 seconds West 1117.11 feet to the place of beginning. Containing 107.779 acres, more or less.

SAVING AND EXCEPTING therefrom, the following described parcel of land:

BEGINNING for the same at a point on the West side of Old York Road as now laid out where the same is intersected by the South 63 degrees 40

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

SIGNATURE Ray DATE 4/1/89 B 156****8600D03a 53142



F-2-U
THE TITLE GUARANTEE COMPANY
(Individual Form)

App. II- 47674

This Deed, Made this 1st day of April, in the year one thousand nine hundred and sixty-four, by and between NORMA B. NELSON, widow, of Baltimore County, State of Maryland, of the first part, Grantor, and HERMAN ZINKHAN and AGNES ANN ZINKHAN, his wife, of the same place, of the second part, Grantees.

**PETITIONER'S
EXHIBIT NO. 2**

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that

lot(s) of ground

situate in the Tenth Election District of Baltimore County,

in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a pipe heretofore set in the seventh or north 36-1/2 degrees west 15 perches line of a parcel of land secondly described in a deed dated November 12, 1943 and recorded among the Land Records of Baltimore County in Liber R.L.B. No. 1317 folio 5, which was conveyed by William A. Sullivan to Howard Guy Nelson and wife, said pipe being distant north 31 degrees 50 minutes west 210.08 feet, measured along said seventh line from the beginning thereof, said place of beginning also being at the end of the third line of a parcel of land which by a deed dated June 9, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2305 folio 533 was conveyed by Howard Guy Nelson, et al, to J. Henry Miller and wife, and running thence with and binding on the outlines of said secondly described parcel of land in the deed from Sullivan to Nelson, as the courses are referred to the magnetic meridian of 1943, the six following courses and distances, viz: north 31 degrees 50 minutes west 37.42 feet, north 17 degrees 05 minutes west 1117.11 feet to a stone, north 71 degrees 16 minutes west 1169 feet to a point on the east side of the old York Road, north 17 degrees 27 minutes east binding on the east side of said road, 24.75 feet, south 71 degrees 16 minutes east 614.61 feet and north 81 degrees 19 minutes east 902 feet and thence leaving said outline and running for a line of division south 17 degrees 29 minutes east 1250 feet to the place of beginning. Containing 10.00 acres of land more or less.

SUBJECT to and together with the right to use the right of way 24.75 feet wide as set forth in the deed hereinafter mentioned.

BEING the same parcel of land which by Deed dated October 6, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3764 folio 293, was granted and conveyed by Howard Guy Nelson, Jr., unmarried, to Norma B. Nelson, in fee simple.



**PETITIONER'S
EXHIBIT NO. 2**

THIS DEED, Made this 1st day of April, 1967, by and between HERMAN ZINKHAN and AGNES ANN ZINKHAN, his wife, of Baltimore County, State of Maryland, of the first part, and HERMAN ROSS ZINKHAN, JR. and BARBARA VAND ZINKHAN, his wife, of the County and State aforesaid, of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said HERMAN ZINKHAN and AGNES ANN ZINKHAN, his wife, do hereby grant and convey unto the said HERMAN ROSS ZINKHAN, JR. and BARBARA VAND ZINKHAN, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs and assigns of the survivor, in fee simple, all that lot or parcel of ground, situate, lying and being in the Tenth District of Baltimore County, State of Maryland, and described as follows, that is to say:

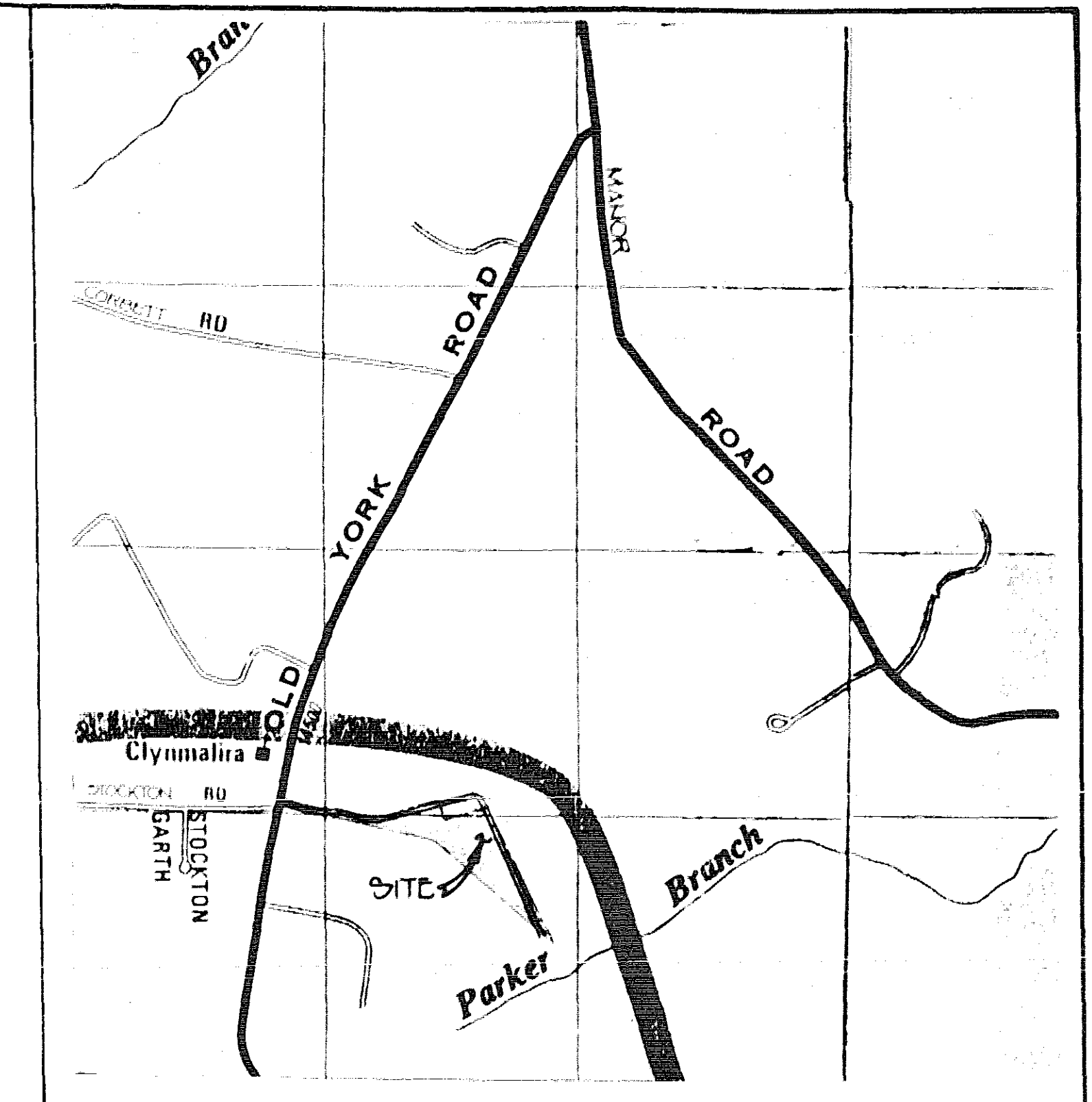
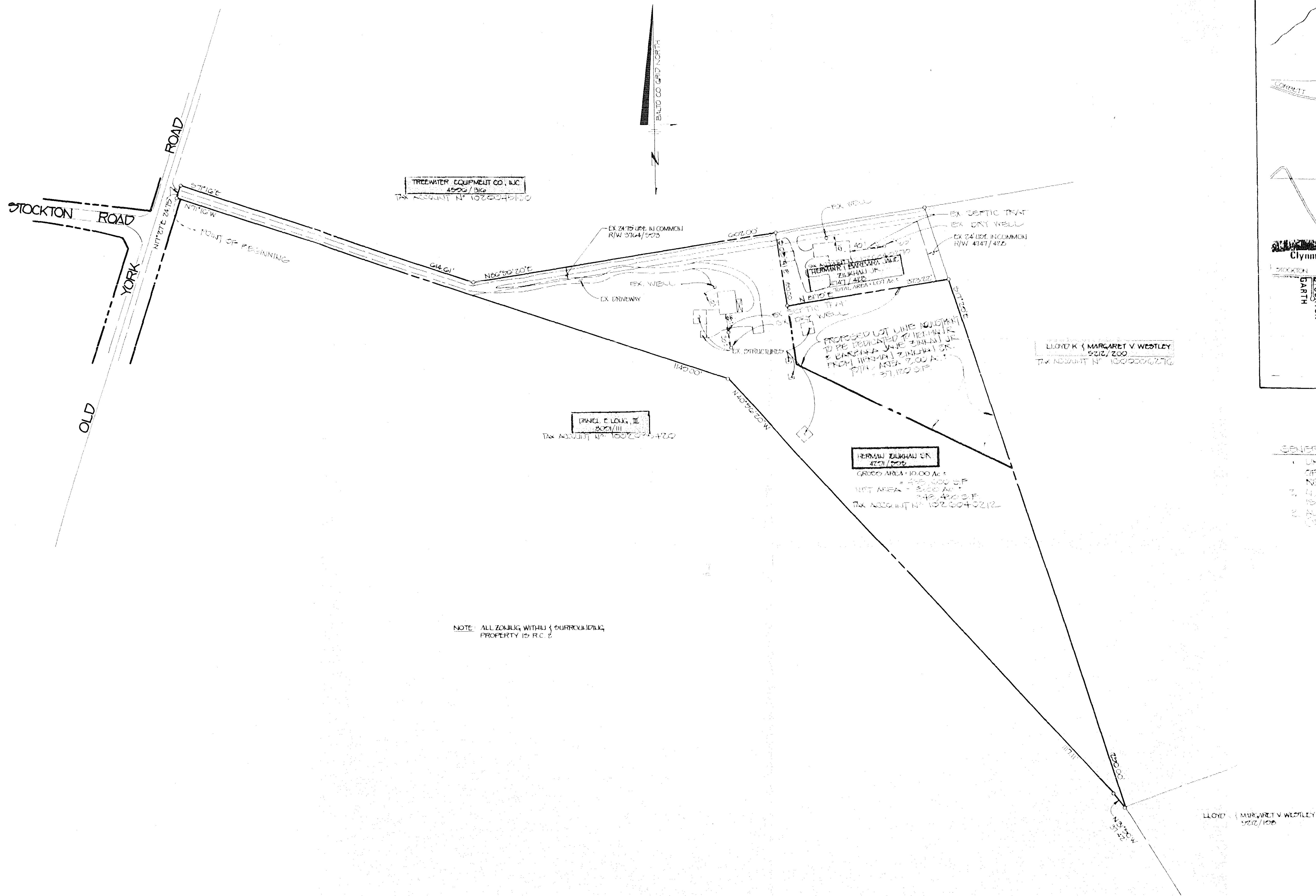
BEGINNING for the same at the beginning of the last line of a parcel of land which by a Deed dated April 26, 1964, and recorded among the Land Records of Baltimore County in Liber R.L.B. No. 4291 folio 595, was conveyed by Norma B. Nelson, Widow, to Herman Zinkhan and wife, and thence running with and binding on a part of said last line South 17 degrees 29 minutes East 151.79 feet, thence leaving said outline and running for a line of division the two following courses and distances, viz: North 81 degrees 19 minutes West 323.22 feet and North 8 degrees 11 minutes West 150 feet to intersect the sixth line of the aforesaid parcel of land and thence running with and binding on a part of said sixth line North 81 degrees 19 minutes East 300 feet to the place of beginning. Containing 1.073 acres of land, more or less, as surveyed April 26, 1967, by Dollenberg Brothers, Registered Land Surveyors.

BEING a part of the land, which by a Deed dated April 26, 1964, and recorded among the Land Records of Baltimore County in Liber R.L.B. No. 4291 folio 595, was granted and conveyed by Norma B. Nelson, widow, to Herman Zinkhan and Agnes Ann Zinkhan, his wife.

SUBJECT to a portion of and together with the right and use thereof in common with others entitled thereto of a right-of-way 24.75 feet in width as set forth in the aforesaid deed from Norma B. Nelson, widow, to Herman Zinkhan and Agnes Ann Zinkhan, his wife, which leads in a westerly direction from the herein described parcel of land to the Old York Road.

AND SUBJECT ALSO to a private right-of-way herein created for the use of the Grantees, their heirs and assigns, and for the use in common with the Grantees, said right-of-way being twenty feet wide, and beginning at the intersection of the North 81 degrees 19 minutes East 300 foot line and the South 17 degrees 29 minutes East 151.79 foot line in the description aforesaid, and running thence southerly on said South 17 degrees 29 minutes East 151.79 foot line a width of twenty feet until it intersects the South 81 degrees 19 minutes West 123.22 foot line in the aforesaid description.

TOWNSHIP with the buildings and improvements thereupon erected, made



VICINITY MAP
SCALE 1"=1000'

- GENERAL NOTES
1. UNITED EXEMPTION UNDER SECTION 2011(9) OF THE SOUTHERN COUNTY DEPARTMENT REGULATIONS HAS BEEN OBTAINED ON JUNE 15, 1978.
 2. ALL EXISTING UTILITIES AND SURROUNDING PROPERTY TO BE SHOWN.
 3. ALL EXISTING AND NEW UTILITIES PROPERTY TO BE SHOWN (EXCEPT UTILITIES).

LLOYD K. & MARGARET V. WESTLEY
5212/200

94-52-SPH

PLAN TO ACCOMPANY SPECIAL HEARING
ZINKHAN PROPERTY

ADDRESS: 14000 OLD YORK RD. STOCKTON, CALIF. 95210
ELECTION DISTRICT: 14
SCALE: 1"=100' DATE: MAY 11, 1978
TAX MAP: 52-SPH-11 PART 1-B

